

**Heber City Corporation
City Council Meeting**

October 3, 2013

6:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on October 3, 2013, in the City Council Chambers at 75 North Main Street, Heber City, Utah.

Present:

Mayor
Council Members

David R. Phillips
Robert Patterson (arrived at 7:27 p.m.)
Alan McDonald
Benny Mergist
Jeffery Bradshaw
Erik Rowland

Also Present:

City Manager
City Engineer
Planning Director
Chief of Police
Deputy Recorder

Mark K. Anderson
Bart Mumford
Anthony Kohler
David Booth
Amanda Anderson

Others Present: Rod Hopkins, Kelleen Potter, Connie Christensen, Stacey Mitchell, Michael Mitchell, Brian Baker, Guy M. Haskell, Todd Cates, Heidi Franco and others whose names were illegible.

Mayor Phillips opened the meeting, explained that Council Member Patterson would arrive shortly after 7:00 p.m. and welcomed those in attendance.

Review Draft Letter Regarding the Ernie Giles Special Service District: Mayor Phillips asked Mark Anderson, City Manager, for his thoughts on the issue. Anderson stated some of his issues were the impact fee, the line capacity, connections to the outfall line, the pipe size and that allowing this connection could possibly open the door for other property owners in that area to approach the City for their own connections in the future. Anderson felt the existing contract was not practical with what currently existed at that location. Mayor Phillips asked if the Council had previously approved the connection at that property, which they had not. Bart Mumford, City Engineer, took the floor and explained to the Council that the contract was written for a larger Special Service District. Anderson explained the differences between Twin Creeks and this Special Service District as an example for the Council. Mumford stated that Mr. Giles approached this originally as a single home and was now approaching the City as a Special Service District. Mumford had explained to Mr. Giles that he could not continue to add connections to these properties by using his Special Service District as he was not set up to operate as a district at this time. For ease of administration, Anderson felt that if the City were to allow this connection, it should be handled the same way as other out of City boundary connections. Mumford stated that Mr. Giles had not seen the draft letter yet and that the purpose

1 of the letter was to help with future people who may ask for the same type of connection in the
2 future. Anderson stated that through 2022 the City had obligations in these situations and after
3 that time the City would not. Mayor Phillips asked for input from the Council members and
4 asked them to review the draft letter. Anderson stated the Council should decide whether they
5 wanted to continue to provide these connections or not. Mumford said the nature of this type of
6 line at that particular property was not meant for that type of connection, but that he was fine
7 with the proposed contract, other than he felt Mr. Giles should pay the regular impact fee, as he
8 would pay 1 ½ times the regular rate for his monthly billing. Lastly, Mumford explained that the
9 City was trying to tread carefully in the handling of these situations, as it would affect the area in
10 the future.

11
12 **Discuss Application for Community Impact Board (CIB) Loan for a Public Safety**

13 **Building:** Anderson informed the Council members that the City had been encouraged by the
14 City's financial advisor to apply for this loan in order to gain the lower interest rate. If the
15 Council was not in favor of the application, it could be withdrawn. An architect should be on
16 board by November, with the presentation in January in St. George to the CIB board. There was
17 some concern over the request for more than five million dollars which the City had done and
18 whether they would fund the full amount was unknown. The City would need to scale back the
19 project to meet the cost restraints if they were unable to get the full requested amount. Anderson
20 stated the City had funds set aside for this project and that funding decisions were made in
21 February at which point the City would know how the CIB had responded to the application.
22 The proposed budget would build a public safety building that would meet the needs of the
23 projected future population of Heber City.

24
25 **Discuss John Zimmerman Impact Fee Matter (Majestic Mountain Subdivision):** Anderson
26 stated he expected Zimmerman to attend a future meeting with regard to this agenda item and
27 wanted to inform the Council of the situation. Zimmerman's agreement with his developer
28 stated the developer would pay Zimmerman's impact fee to the City. The developer has since
29 bankrupted and left Zimmerman to pay his own fees, etc. Under these circumstances
30 Zimmerman had approached Bart Mumford, who was sympathetic to his circumstance, but
31 ultimately explained to Zimmerman that the City did not have the finances to pay his impact fee
32 and was under no obligation to do so. Anderson's intent was to inform the Council of the
33 circumstances so they were better prepared to discuss the matter with Zimmerman if and when
34 he approached the Council.

35
36 **Discuss Committee to Review Architect Proposals for the Public Safety Building:** The City
37 had received 11 proposals on October 2, 2013 for the design of the Public Safety Building.
38 Anderson asked if there were Council members who were interested in reviewing those
39 proposals, in order to narrow them down to a short list. Chief Booth would return October 14,
40 2013 from vacation and a meeting was scheduled for October 14, 2013 to discuss the architect
41 proposals. Council members Rowland and McDonald expressed interest.

42
43 At this time the Council paused from the Work Meeting to begin the Regular City Council
44 Meeting. Upon return, the following items were discussed.

45
46 **Discuss Request for City Provided Garbage Service at the Heber City Airport:** Council
47 Member McDonald asked whether garbage collection was in their agreements. Council Member
48 Rowland asked the Council what they would recommend if there was no mention of garbage
49 collection in the original agreements. The dumpsters that belonged to the FBO were being used

1 by the entire airport and the Airport Board felt it was appropriate to provide trash collection for
2 the airport. Council Member McDonald felt they should each be responsible for their own trash.
3 Council Member Mergist agreed that each hangar owner should be responsible for their own
4 garbage collection. After some discussion, Council Members McDonald, Mergist and Bradshaw
5 were not in favor of providing garbage collection services at the airport.
6

7 **Review Proposed Furniture Purchase for the Airport SRE Building Pilot Lounge:** Council
8 Members Patterson, McDonald, Mergist, Bradshaw and Rowland were in agreement with the
9 proposed furniture purchase for the airport.
10

11 With no further business, the meeting was adjourned.
12
13

14 _____
15 Amanda Anderson
Deputy Recorder